

GENERAL PLAN AMENDMENTS

A. COASTAL PLAN POLICIES

1. Amend Coastal Plan Policies, Coastal Watersheds Policy 7 [Page 9-6 and 9-7] as follows:

Policy 7: Siting of New Development

Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent except:

Existing lots of record in the Residential Single-Family category and where a residence cannot be feasibly sited on a slope less than 20 percent;

When grading of an access road or driveway is necessary to provide access to an area of less than 20 percent slope where development is intended to occur, and where there is no less environmentally damaging alternative;

The eCounty may approved grading and siting of development on slopes between 20 percent and 30 percent through Minor Use Permit, or Development Plan approval, if otherwise required by the Coastal Zone Land Use Ordinance. Also in review of proposed land divisions, each new parcel shall locate the building envelope and access road on slopes of less than 20 percent. In allowing grading on slopes between 20 percent and 30 percent the eCounty shall consider the specific characteristics of the site and surrounding area that include but are not limited to: the proximity of nearby streams or wetlands, the erosion potential and slope stability of the site, the amount of grading necessary, neighborhood drainage characteristics and measures proposed by the applicant to reduce potential erosion and sedimentation. The eCounty may also consider approving grading on slopes between 20 percent and 30 percent where it has been demonstrated that there is no other feasible method of establishing an allowable use on the site without grading. Grading and erosion control plans shall be prepared by a registered civil engineer and accompany any request to allow grading on slopes between 20 percent and 30 percent. It shall also be demonstrated that the proposed grading is sensitive to the natural landform of the site and surrounding area.

In all cases, siting of development and grading shall not occur within 100 feet of any environmentally sensitive habitat. In urban areas as defined by the Urban Services Line, grading may encroach within the 100 foot setback when locating or siting a principally permitted development, if application of the 100 foot setback renders the parcel physically unusable for the principally permitted use. Secondly, the 100 foot setback shall only be reduced to a point at which the principally permitted use, as modified as much as practical from a design standpoint, can be accomplished to no point less than the setback allowed by the planning area standard or 50 feet whichever is the greater distance. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO COASTAL ZONE LAND USE ORDINANCE SECTIONS: ~~23.05.034~~ 23.05.030.b.(2) (GRADING) AND 23.04.021 (LAND DIVISIONS).]

2. Amend Coastal Plan Policies, Coastal Watersheds Policy 8 [Page 9-7] as follows:

Policy 8: Timing of Construction and Grading

Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION ~~23.05.036~~ 23.05.042 AND 23.05.048.c OF THE CZLUO.]

3. Amend Coastal Plan Policies, Coastal Watersheds Policy 9 [Page 9-7] as follows:

Policy 9: Techniques for Minimizing Sedimentation

Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Measures should be utilized from the start of site preparation. Selection of appropriate control measures shall be based on evaluation of the development's design, site conditions, predevelopment erosion rates, environmental sensitivity of the adjacent areas and also consider costs of on-going maintenance. A site specific erosion control plan shall be prepared by a qualified soil scientist or other qualified professional. To the extent feasible, non-structural erosion techniques, including the use of native species of plants, shall be preferred to control run-off and reduce increased sedimentation. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION ~~23.05.036~~ 23.05.042 AND 23.05.048.c OF THE CZLUO.]

4. Amend Coastal Plan Policies, Coastal Watersheds Policy 10 [Page 9-7] as follows:

Policy 10: Vegetation Removal

Site design shall ensure THAT drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION ~~23.05.034~~ 23.05.040 AND 23.05.048 OF THE CZLUO.]

5. Amend Coastal Plan Policies, Coastal Watersheds Policy 13 [Page 9-8] as follows:

Policy 13: Drainage Provisions

Vegetation clearance on slopes greater than 30% in geologically unstable areas or on soils rated as having severe erosion hazards shall require an erosion and sedimentation control plan. Stream vegetation removal is discussed in greater detail in the Sensitive Habitat chapter. [THIS POLICY SHALL BE IMPLEMENTED PURSUANT TO SECTION ~~23.05.036~~ 23.05.042 OF THE CZLUO.]

6. Amend Coastal Plan Policies, Visual and Scenic Resources Policy 5 [Page 10-9] as follows:

Policy 5: Landform Alterations

Grading, earthmoving, major vegetation removal and other landform alterations within public view corridors are to be minimized. Where feasible, contours of the finished surface are to blend with adjacent natural terrain to achieve a consistent grade and natural appearance. [THIS POLICY SHALL BE IMPLEMENTED AS A STANDARD AND PURSUANT TO SECTION ~~23.05.034~~ 23.05.048 OF THE CZLUO.]

B. NORTH COAST AREA PLAN

1. Amend North Coast Area Plan Chapter 7, Cambria Urban Area Standards, Residential Single Family, Standard 4.A [Page 7-58] as follows:

- A. Land Alteration Within View Corridors.** Land alteration shall be minimized on sites located within areas that are determined by the Planning Director to be public view corridors from collector or arterial roads (per Coastal Zone Land Use Ordinance Section ~~23.05.034d~~ 23.05.048.a.(4)). These roads are identified on the Circulation map as Highway One, Main Street, Burton Drive, Eton Road, Ardath Drive, Pineridge Drive, Windsor Boulevard, Charing Lane, Weymouth Street, Buckley Drive, and Cambria Pines Road.

2. Add Standard 11 to North Coast Area Plan Chapter 7, Cambria Urban Area Standards, Residential Single Family [Page 7-71] as follows:

- 11. Lodge Hill.** All new development and redevelopment in the Lodge Hill area, as designated in Figure 7-3 shall comply with the general provisions, and any applicable standards for specific uses, of Section 23.05.450 (Stormwater Management) of the Coastal Zone Land Use Ordinance.